

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Council Chambers
Brighton, CO 80601

Agenda

Date: June 12, 2014

6:00 p.m.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042

sjohnson@brightonco.gov

Chairperson:

Joseph Burt

Vice –Chair:

Kevin Dunham

Treasurer/Secretary:

Allison Lockwood

Commissioners:

Danielle Henninger

Patricia Reither

Albin Wagner

City Council

Representatives:

Ken Kreutzer

Kirby Wallin – Alternate

Emeritus

Wayne Scott

Youth Commission

Representative:

Alternate:

Ken Mitchell

Lynette Marrs

City Admin. Assistant:

Sheryl Johnson

City Staff:

Aja Tibbs

- | | |
|---|---|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Joseph Burt |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Joseph Burt |
| IV. APPROVAL OF AGENDA | Joseph Burt |
| V. APPROVAL OF MINUTES FOR MAY 8, 2014 | Joseph Burt |
| VI. PUBLIC COMMENT
Public invited to be heard on matters not on the agenda (Limited to 5 minutes)
Event at the Cemetery | Aaron Corr |
| VII. REPORTS / PRESENTATIONS
Introduction of Interns
Nathan May & Jenny Deichman | Aja Tibbs |
| <u>Staff:</u>
Report from Aja
Adopt Goals | Aja Tibbs |
| <u>Committees:</u> | |
| VIII. UNFINISHED BUSINESS
Event Planning
2014 Finances | Danielle Henninger
Allison Lockwood |
| IX. NEW BUSINESS
Budget 2015
Donation from American Legion
Plagues | Joseph Burt
Pat Reither
Pat Reither |
| X. ADDITIONAL COMMENTS | |
| XI. ADJOURNMENT | |
| XII. ANNOUNCEMENTS
Commission Training – July 11, 2014 – 9:30 a.m. – 3:30 p.m.
At History Colorado, 1200 Broadway, Denver
Community BBQ – July 24, 2014
Market Day – August 23, 2014
Eco Fair – September 20, 2014
1950s Rock Around the Clock – October 11, 2014 – 6:00 – 9:30 p.m. | |

NEXT MEETING

July 10, 2014



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Council Chambers and Heritage Training Room at City Hall at 22 South 4th Avenue, 3rd Floor, Brighton, Colorado.

DATE: May 8, 2014

Call to Order/Pledge of Allegiance: Chair Joseph Burt called the meeting to order at 6:00 p.m.

Roll Call/Establish Quorum: Commissioners Present: Joseph Burt, Danielle Henninger, Allison Lockwood, Albin Wagner, Ken Kreutzer (7:25) and Wayne Scott (Emeritus)

Commissioners Absent: (Excused) Kevin Dunham, Lynette Marrs & Patricia Reither **(Unexcused)**

Staff Present: Sheryl Johnson, Aja Tibbs & Mark Heidt

Others Present: Deon Wolfenbarger & Tamara Ison

Seating of Alternate:

No alternates to seat.

Approval of Agenda:

Approved as is.

Approval of Minutes for March 13, 2014:

Approved as written.

Public Comment:

Tamara, new to this area. She lived in the Salt Lake area and Orange County, CA. She does renovation on properties and sells them.

Reports / Presentations:

CLG Grant Process – Mark Heidt

Mark gave an update on the CLG grant which included the Historic Resource Survey – Phase 1.

Historic Resource Survey – Phase 1 – Deon Wolfenbarger, Three Gables

This is the second public meeting regarding the Historic Resource Survey – Phase 1. Eleven locations or buildings were selected for the Phase 1 process. The 11 properties or buildings identified were: Aichelman House, Pleasant Plains Schoolhouse, Wagon Wheel Skate Center, Wilmore Canning Factory, Midland Cereal Building, Brighton Grain Elevator (404 N. Main), Brighton Municipal Building / Senior Center, Kuner-Empson Water Tower & Offices, Brighton Depot, Tabor-Rice Funeral Home and Meehl-Burnett-Sakata House. The properties or buildings were identified, evaluated on historic resources, if they are eligible for registration and the treatment or rehabilitation of the property or building. Four of the properties were changed out at the beginning of the process which gave 11 good properties to work with. Some of the properties are looking to be renovated (ex. - removal of garages), sold or even designated. The Pleasant Plains School is in the process of being purchased. The historic tax credit bill passed and will be going up. The preliminary evaluation determines significance and integrity. All 11 properties showed significance which is either historic or architectural. The properties must have both elements to support the argument for eligibility. There are 3 levels of designation – national, state or local. The Pleasant Plains School would be eligible for the National Register in categories of education and architecture. The Kuner-Empson Water Tower would be eligible for the National Register under the criterion for industry and geographic landmark. The offices might also be historic but there is no access to the property to determine the structure's integrity. This property is up for redevelopment. The Brighton Grain Elevator is also eligible for the national register under the commerce / industry criterion. The properties eligible for the Colorado Register are the Brighton Municipal Building and the Aichelman Farm. The Brighton Municipal would not be eligible for the National Register due to the alterations of the building on the east side. It would be eligible for the Colorado

Register under the politics / government & social history criterion. The Aichelman Farm would be eligible for agriculture if the outbuildings remain or for architecture – foursquare; and for non-aboriginal historical archaeology for the privy pit if it is not demolished. The properties that are eligible for local designation are the Brighton Depot and Tabor-Rice Funeral Home. The Brighton Depot would not be eligible for the National or State Register because of the integrity lost due to alterations to the south side and patio on the west. Also the fact that the Depot had been moved may restrict it from being on the National or State registers, but this was not mentioned as a reason. The railroad car that was added is actually a Burlington Northern car but has Union Pacific painted on it. The alteration of the patio could potentially be removed with tax credits and then could be eligible for the State register. Tabor-Rice Funeral Home was the first Catholic Church in town. It has been altered and the stained glass is not the original. If it were to be designated locally, it should be done as a Funeral Home and not as the church. The wings were added on as well as the garages. The properties or buildings that need more data are: Meehl-Burnett-Sakata House, Wilmore Canning, Midland Cereal and the Wagon Wheel Youth Center. The Meehl-Burnett-Sakata House is not eligible for the National Register due to alterations in the architecture. It could possibly have State significance if Sakata's lived in the house when patents were received during that time. Also the fact that the Emperor and Empress were on the Sakata Farm is significant. Bob Sakata is one of the most important and influent farmers in Colorado. This is a very important corner in Brighton. There is a lot of Japanese / American history here. The Wilmore Canning Building was used as a barracks and part of the building was demolished. It's not sure when the northern part was removed. If POW's lived in the building when it was used as barracks before part of the building was demolished, then it is possible that the building could be included on the State Register. In the book "Footprints in the Sugar", it shows a filling station on the east side. There is a dairy building across the street that is made out of hydrostone that has been for sale which could be demolished for redevelopment. An assessment was done on the building 3 years ago but is in need of a lot of repairs. There could be other possible uses of the land in that area. The Midland Cereal Building or the "M" Building has had some alterations. There is a breezeway to the buildings. It is possible that it could be eligible for State or National designation. The Wagon Wheel Youth Center or skating rink has also had a breezeway added to the entry way. This is one of the few wooden skating rinks left. The siding was added which is another alteration to the building. It probably will not be eligible for the National register but could possibly be included on the State Register. If a property is put on the National or State Register and then it is demolished, then it is removed from the Register. Local Designation is the easiest one to write and make happen in a couple of months. The State and National Registers take about a year to get completed. The National Register listings are primarily an honor; they do not restrict the property owner or impose responsibilities on the property owner; federal review of federally funded programs – limited protection; eligible for federal and state tax credits; eligible for federal and state grants; preservation easements and International Building Code alternatives. Listings with the Colorado State Register are primarily an honor; does not restrict property owner or impose responsibilities on property owner; eligible for state tax credits and eligible for state grants. Local designation protects significant local properties – reviews changes & demolitions and issues Certificates of Appropriateness; eligible for state tax credits and eligible for state grants. Deon is waiting for some answers to questions that were posed to the SHPO. The final draft of the Historic Preservation Survey – Phase 1 is due in June. It is the hope to have it finalized by our June 12th meeting. If any of the commissioners have any questions or comments, they should submit them for consideration before the final draft has to be completed. Another step to complete is the Education and Outreach to the property owners, information on historic designation and providing incentives for local designation such as plaques. There is a 10% tax credit if built before 1935 and the property or building is not on the National Register. The significance does not matter. The 11 properties that were surveyed were great properties fitting the whole gamete of possibilities for designation.

Staff: Aja Tibbs

ANNUAL GOALS:

Draft for 2014 – 2015

The goals were reviewed for any changes or corrections so that they can be adopted at the June meeting.

HISTORIC SITES:

575 Bush Street - Former Senior Center

The second reading for City Council approval was on Tuesday, May 6th. It was a split vote at the first reading and there were concerns regarding the cost of the building to repair. The second reading was postponed. In order to apply for a grant for the property, it needs to be designated by the end of July.

EVENTS:

Culture fest (June 7) and Markey Day (August 23)

The Historic Preservation Commission will have a booth at both events. Aja will set up a schedule of shifts to work the booth for Culture Fest on June 7th.

National Historic Preservation Month

May is National Historic Preservation Month. There will be a proclamation from the City Council for National Historic Preservation Month. The recognition luncheon will be on May 17th at the Armory from 11:30 a.m. to 1:00 p.m. There are a series of Facebook postings that will be posted throughout the month related to Historic Preservation. The topics will include the awards luncheon, designated properties and ways to get involved.

PERMITS:

Nothing to report

REFERRALS:

Case Farms

An Architectural Inventory Form was completed for the property. Based on the information on the form, there was not any significant information for the property. It was determined that the buildings on the property do not have any significance for preservation. An inventory of the buildings should be completed so there is accurate documentation of the property. Photographs should be taken of the buildings and structures. Joseph will review the details with Aja.

Tabor-Rice Funeral Home

The owner would like to demolish the rear garages on the funeral home. A request has been submitted to the Demo sub-committee. The rest of the building will be preserved and the area where the garages are will be converted to parking. The demolition of the garages should make the building more aesthetic.

Section 106 Review – CDOT Bridge Street & Interstate 76 Interchange

CDOT is working with the City on design options for an interchange at I-76 and Highway 7. There are 3 resources that could have an impact on this interchange. They are the West Burlington Canal Culvert, the West Burlington Ditch Segment and a residence at 21955 E. 160th Avenue. In 2002 a survey determined that the culvert was not eligible as part of the Colorado Historic Bridge Inventory. The West Burlington Ditch Segment has been realigned into the Speer Canal in 2000 and because of that would not be eligible. The house is a ranch style home that was built in 1957 and does not have enough architectural significance to qualify while the surrounding landscape has been impacted by the surrounding development. The interchange will not remove or directly affect the canal or residence.

TRAINING:

Commission Training Opportunity

Reminder that History Colorado is offering a free training on July 11th from 9:30 a.m. to 3:30 p.m. at History Colorado, 1200 Broadway in Denver for commissioners who would like to attend.

Grants

There are 2 grants that have been submitted to the County for review which will occur on May 19th. The grants are for the landscaping at the Bromley Hishinuma Farm and the purchase of the Pleasant Plains School.

Committees:

No Reports

Unfinished Business:

Event Planning

Two bids for food were received from Kim Wagner and CJ's. One of the menus being proposed by CJ's will feature gourmet burgers and non-soggy French fries. The French fries would be cooked outside at the Armory. Plastic baskets will be used to serve the burgers and French fries. There will be fixings for the burgers. Danielle is also working on getting a car show to participate. The BHS classes of the 1950's could be sent information on the event as they may want to attend. There was discussion on how to get people to attend. There is a cost difference of \$600 if French fries are served versus chips. The cost with fries is \$2692.50 based on ___ people. It was suggested to stay with the 1950's diner style food which would be the burgers and fries along with malts, shakes or root beer floats. It would be great if a milk shake bar could be found.

A vote to proceed with the gourmet burgers and French fries carried – 5 – 0.

The sponsorship poster needs to be changed at the top with different colors. Another sponsorship level was added at \$1950 which includes all of the items of the other sponsorships plus a banner that will be displayed with their name or / and logo. The attendees will be encouraged to wear costumes from the 1950s, but it is not required.

2014 Finances – Allison Lockwood

The new expenses are those from the purchase of the scanner and items for the scanner.

New Business:

None

Additional Comments:

Ken will not be at the June meeting as he will be in Ziebice. Ziebice has their own museum and Ken will be taking some household appliances such as an iron from here to them for the museum. It might be interesting in the future to exchange historic museum items.

Announcements:

None

Adjournment:

Motion to adjourn at 8:45 p.m. by Danielle. **Second by Ken. All Commissioners in favor.**

Next Meeting: June 12, 2014 at 6:00 P.M. at Historic City Hall, 3rd Floor, Heritage Room.

Submitted by,

Sheryl Johnson



HISTORIC PRESERVATION COMMISSION

Staff Report

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: June 4, 2014

Date Presented: June 12, 2014

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Reviewed By: Jason Bradford, Planning Manager

Aja Tibbs, Long Range & Historic Preservation Planner

6/12/2014

HISTORIC PRESERVATION COMMISSION

Staff Report

ANNUAL BUDGET:

Budget for 2015:

HISTORIC SITES:

575 Bush Street - Former Senior Center:

Discussion of the use and designation of the property is tentatively scheduled to go to the City Council study session on July 8th, and potentially second reading for the designation on July 15th. Staff will notify the Commission if these dates change.

EVENTS:

Market Day (August 23) & Culterfest (June 7):

Culterfest is on Saturday, June 7th (before this HPC meeting). A schedule has been coordinated for the event, but you many contact Aja if you have any questions. Please also keep your calendars marked for Market Day coming up on August 23.

PERMITS:

1575 WCR 27

A demolition permit for the residence located at 1575 WCR 27 (AKA Main Street) was submitted on May 13th and reviewed by the demolition subcommittee. The structure was in extremely poor condition, and no historic context for preservation was found. Therefore, the demolition permit was approved by staff.

REFERRALS:

Case Farms

Additional architectural surveys have been provided to staff which indicate some significance in relation to the Case dairy farm that operated on site for around 65 years. Because the integrity of the structures is compromised by the condition of the structures, staff has asked for thorough documentation of the property.

Additional information will be submitted by the applicant prior to demolition. Please contact staff if you would like to review the survey forms and/or information requested of the applicant.

RELATIONAL COMMUNICATION:

Parks & Recreation Advisory Board

The Parks and Recreation Advisory Board will be reviewing the Bromley/Hishinuma-Koizuma Farms Mater Plan at their next meeting. They will be discussing the landscaping plan and potential use of the property. The Board has invited the Commission to attend and provide input into the plan that evening. The meeting will be held at the recreation center on July 9th at 5:30 pm. (this is the day before our next meeting).

It All Grows In Brighton – Calendar Display

Ms. Amanda Griffin with Griffimages Photography and Design is working to create a community calendar for Brighton. They would like to feature the Historic Preservation Commission for the month of May, and have asked us to put together some photos and a short story for the calendar. The deadline for our submittal is June 19th, so staff has put together a few options for the Commission to consider. These will be provided and reviewed at the HPC meeting.

GRANTS:

Adams County Open Space:

The City was awarded both Adams County Open space grants. The first grant is to acquire the pleasant plains land and school, and negotiations for the property are now underway. The second grant was for the landscaping of the Bromley/Hishinuma-Koizuma Farm Site. As previously mentioned, the Parks and Recreation Advisory Board has begun working on the landscaping design, and would encourage the Commission to participate in their next meeting.

Fall CLG Grant Application:

Staff has begun researching the scope of our next survey according to the survey plan, which is intended to cover the agriculture/farming properties within Brighton's growth boundary. As part of the grant writing and survey preparation, staff will be working to compile a comprehensive list of these properties. If there are any properties that you know need to be surveyed, please check with staff to ensure that they will be included.

TRAINING:

Commission Training Opportunity

This is the last reminder for the History Colorado training for Historic Preservation Commissioners on Friday, July 11. Please notify staff if you are interested in attending the session, the deadline to respond is July 7th.

ATTACHED:

References for 2015 Budget Discussion

- 2014-2015 Goals
- 2014 Budget

BRIGHTON HISTORIC PRESERVATION COMMISSION

2014-2015 GOALS

1 YEAR

- 1) Maintain CLG (Certified Local Government) designation
 - Provide in-house training for Commissioners
 - Locally designate six historic properties
- 2) Implement the Historic Resources Survey Plan
 - Apply for funding and continue to the next phase of surveying
 - Update and maintain the historic properties watch list
- 3) Improve relational communication
 - Outreach to other departments, commissions, committees & council
 - Market the benefits of historic designation
 - Explore creative district potential
 - Participate in other group events
 - Update and distribute the BHPC presentation
 - Brighton residents and business owners
 - Market the benefits of historic designation
 - Increase BHPC's presence in the City's social media outlets
 - Increase content and access to historic information on the BHPC website
 - Investigate mapping and mobile device use of historic information
- 4) Host event(s) for fundraising and public awareness of the BHPC
 - Involve interested parties outside of the Commission
- 5) Increase BHPC resources
 - Initiate a student internship program
 - Identify an auxiliary leader
- 6) Expand the Historic Preservation Office
 - Complete digitization of Japanese newspapers
 - Locate all historic items in one location for inventory and public access purposes

2-5 YEARS (IN ADDITION TO THE CONTINUATION OF APPLICABLE 1 YEAR GOALS)

- 1) Implement the Historic Resources Survey Plan
 - Locally designate a historic district
- 2) Improve relational communication
 - Craft a message around the sustainable aspects of preservation
 - Develop and implement guidelines for Commission members
 - Evaluate the need for modifications to local regulation and/or process
 - Integrate historic preservation into Brighton master plan(s)
- 3) Increase BHPC resources
 - Obtain funding for a full-time city staff employee
 - Assist auxiliary leader in the development of an auxiliary group
 - Assist group in initiating events such as a 5k run/walk and monthly gatherings
 - Devise plans to establish a Brighton History Museum
- 4) Expand the Historic Preservation Office
 - Improve the display of current artifacts and resources for the public
 - Explore the history of additional cultures and ethnic groups that exist or may have existed in Brighton

6-10 YEARS

- 1) Assist the auxiliary group in their plans to open a Brighton History Museum
- 2) Establish a program for local designation tax credits
- 3) Develop a property improvements loan program for designated properties